

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2017**

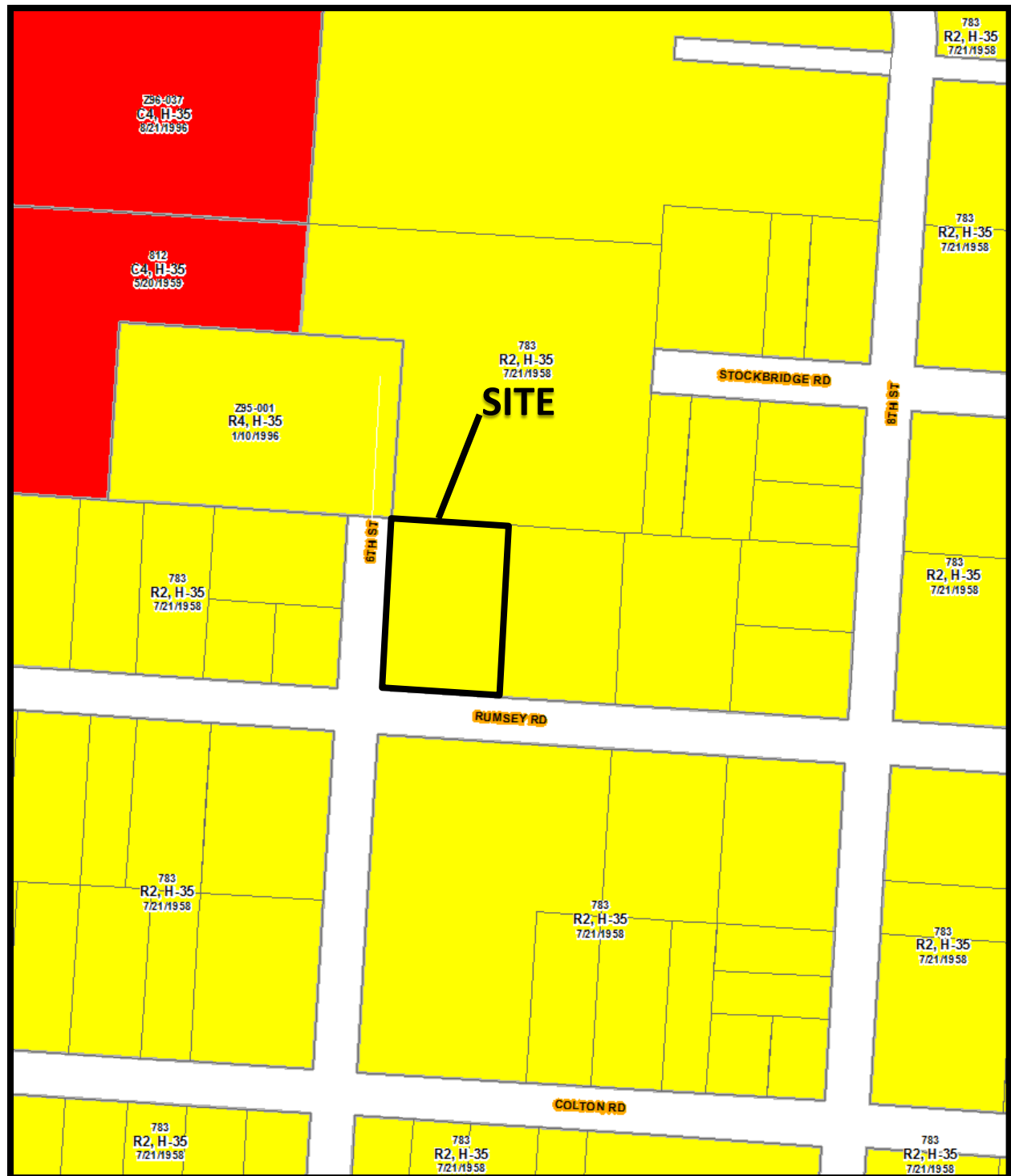
- 2. APPLICATION: Z17-019**  
**Location:** **176 RUMSEY ROAD (43207)**, being 0.56± acres at the northeast corner of Rumsey Road and Sixth Street (010-113981; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Eating and drinking establishment.  
**Applicant(s):** Brian Daniel; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

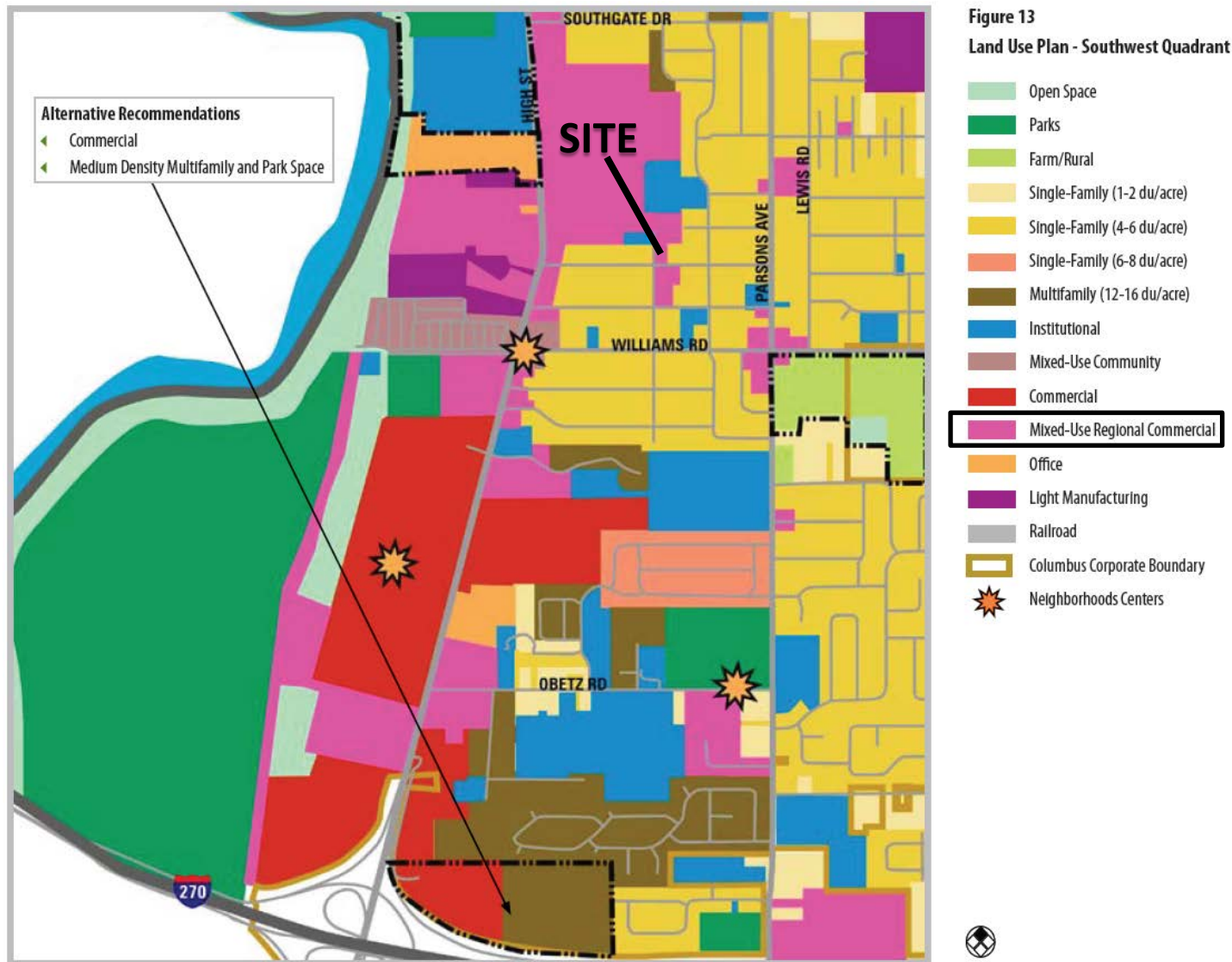
- The 0.56± acre site is zoned in the R-2, Residential District, and is developed with a nonconforming bar and patio, a single-unit dwelling, and detached garage. The requested CPD, Commercial Planned Development District is proposed to convert the first floor of the dwelling into a restaurant with outdoor dining while maintaining the bar, patio, and parking lot. The patio for the existing bar was approved under a Special Permit (BZA15-122).
- To the north and east of the site is undeveloped land zoned R-2, Residential District. To the south and west of the site are a nonconforming lumber yard and single unit dwellings, respectively, also zoned R-2, Residential District. Northwest of the site is a multiple dwelling development zoned R-4, Residential District.
- The site is within the planning area of the *Scioto Southland Plan* (2007), which recommends “mixed-use regional commercial” uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation had not been received at the time this report was finalized.
- The CPD text commits to use restrictions, setbacks, traffic access, buffering and screening, and a site plan. The proposal also includes variances to reduce the minimum required number of parking spaces, and to carry over existing nonconforming conditions for landscaping and screening while supplementing the landscaping as shown on the site plan.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the conversion of a single-unit dwelling into a restaurant with outdoor dining while maintaining a bar, patio, and parking lot. Additionally, the requested CPD district is consistent with the “mixed-use regional commercial” land use recommendation of the *Scioto Southland Plan*.



Z17-019  
176 Rumsey Road  
Approximately 0.56 acres  
R-2 to CPD



Scioto Southland Area Plan (2007) – “Mixed-Use Regional Commercial” Recommended

Z17-019  
176 Rumsey Road  
Approximately 0.56 acres  
R-2 to CPD





Z17-019  
176 Rumsey Road  
Approximately 0.56 acres  
R-2 to CPD

## **DEVELOPMENT TEXT**

### **CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT**

#### **0.56 ACRES**

**EXISTING DISTRICTS:** R2, Residential District

**PROPOSED DISTRICT:** CPD, Commercial Planned Development District - Height H-35

**PROPERTY ADDRESS:** 176 Rumsey Road, Columbus, Ohio 43207

**OWNER:** Brian Daniel, 176 Rumsey Road, Columbus, Ohio 43207

**APPLICANT:** Brian Daniel, 176 Rumsey Road, Columbus, Ohio 43207

**DATE OF TEXT:** September 6, 2017

#### **APPLICATION NUMBER:**

1. INTRODUCTION: The  $\pm 0.56$  acre subject property is located at the corner of Rumsey Road and South Sixth Street and is zoned in the R2, Residential District. The surrounding properties consist of a single-family dwelling to the West, a vacant field to the North, a vacant lot to the East and a lumber yard to the South. The site is within the boundaries of the Far South Columbus Area Commission.

The site is currently developed with a non-conforming bar, the “Old Landmark,” with a patio expanded by a special permit granted in 2015. The “Old Landmark” was built in the 1940’s and became a legal non-conforming use in 1958 when the property was zoned R2. There is also a vacant single-family residential dwelling and a detached garage located on the site.

The Applicant proposes to maintain the existing non-conforming use of the “Old Landmark” and patio, as well as the non-conforming parking lot, while converting the first floor of the vacant single-family dwelling into a pizza shop, with an outdoor patio. The conversion to a pizza shop would add approximately 675 square feet to the residential structure for hallway, walk-in cooler and toilet rooms, as well as approximately 940 square feet of paving for additional parking on the East edge of the property.

2. PERMITTED USES: The existing bar, patio, detached garage and parking and all uses in Columbus City Code Chapter 3351, C-1, Neighborhood Commercial District.

3. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3351, C-1, Neighborhood Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standard, except as specifically set forth herein.

**A. Density, Height, Lot and/or Setback Commitments.**

1. The minimum building setback along Rumsey Road shall be 8 feet.
2. The minimum building setback along South Sixth Street shall be 10 feet.
2. The minimum parking setback along Rumsey Road shall be 15 feet as depicted on the submitted Site Plan.
3. The minimum parking setback along South Sixth Street shall be 0 feet.
4. The minimum pavement setback along the east property line shall be +/- 2'-8" as depicted on the submitted site plan.
5. Lot Coverage for Building and Pavement shall not exceed sixty-five (65) percent (%).

**B. Access, Loading, Parking and/or other Traffic Related Commitments.**

1. The clear vision triangle at the corner of Rumsey and South Sixth Street shall be as depicted on the submitted site plan.
2. The existing non-conforming parking shall remain as depicted on the submitted site plan.
3. New parking spaces shall comply with Section 3312 of the Columbus City Code.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

1. Screening shall be as depicted on the submitted site plan.

**D. Building Design and/or Interior-Exterior Treatment Commitments.**

N/A

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.**

N/A

**F. Other CPD Requirements**

1. Natural Environment: The natural environment of the site is flat.

2. Existing Land Use: The property is developed with an existing bar, patio and detached garage as well as a single-family residential dwelling.
3. Circulation: Access to and from the site is via Rumsey road.
4. Visual Form of the Environment: The area surrounding the site is zoned for Residential use, however the property to the South is utilized as a lumber yard.
5. Visibility: The site is visible from Rumsey Road and South Sixth Street.
6. Proposed Development: Maintain existing bar and develop new pizza shop with patio.
7. Behavior Patterns: Existing traffic flow shall be maintained.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

#### **G. Miscellaneous Commitments**

1. The Property shall be developed in accordance with the Site Plan. The Site Plan may be slightly adjusted to reflect engineering topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

#### **H. Variances Requested**

1. Section 3312.49 Minimum Number of Parking Spaces Required.

The Applicant proposed to convert the first floor of the existing single-family dwelling into an eating and drinking establishment and construct a patio/outdoor dining area. Section 3312.49 requires the following calculations:

Eating and Drinking Establishment without pickup unit:  $1579 \text{ sq.ft.} \div 1:75 = 21.05 \text{ spaces}$

Patio/outdoor dining area:  $705 \div 1:150 = 4.7 \text{ spaces}$

Total spaces required = 25.75

Total spaces provided = 4

Variance requested for 22 parking spaces.

2. Section 3321.07 Landscaping

Section 3321 requires front yard landscaping.

Variance requested to allow for no front yard landscaping except as shown on the Site Plan.

3. Section 3321.09 Screening.

Section 3321.09 requires screening of non-residential districts abutting residential districts.

Variance requested to allow for no screening of the site except as shown on the Site Plan.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code, except as permitted by this development text and drawings referenced herein.

**SIGNATURE:**

**DATE:**



